

Cranston School Buildings Committee  
Superintendent's Conference Room  
December 3, 2014

**Members Present:**

Brad Draycott, Nick Capezza, Trent Colford, Michael Traficante, Dr. Lundsten,

**Others Present:**

Brad Ripley, Ed Collins, Steve Guglielmo

The meeting was called to order at 5:30. Mr. Draycott called for a motion to approve the minutes of December 3, 2014. Mr. Capezza moved to accept, Dr. Lundsten seconded. All in favor. Minutes approved.

**Public Comments**

There were no public comments.

**Old Business:**

**Renovation Bonds**

Dr. Lundsten stated they were ready to move forward. Ed Collins has been working on a capital five year plan and prioritizing from the bond. Mr. Collins stated that he met with the town finance director to put together a five year plan based on the 24 million dollars of projects that was identified by the study and was told that they did not want to see that. Stated he was told that they want to see about 2 million a year for the next five years. He was fine with this but expressed concern that it could be problematic with the fire department as there were a lot of projects they went to the state with and got a waiver with the understanding that they would be expedited a little faster. Mr. Traficante stated that we have to spend half in the five years and Mr. Collins stated that RIDE wants it all spent in the five years and if it is not we will have to go through the process all over again. Mr. Traficante also stated that the state is thinking about re-doing the reimbursement formula and this could hurt us as well. The more we put up front, the better off we will be. Mr. Collins stated that he will look at the priority list. Mr. Collins felt that the fire department should be notified because the way it is now anything we wanted done in year one will now be year one-two-three. Mr. Traficante asked about the middle school bond if we could spend any of that money of is everything being spend out of the new bond. Mr. Collins stated that he thought the middle school bond was fine and it was his understanding it was included. There was no further discussion.

**Renovation of Science Rooms**

Mr. Capezza spoke with Mr. Wojcik and he stated that they were about two weeks away from going out to bid. Mr. Ripley stated that Mr. Wojcik indicated that the engineers were going over the mechanical and then going to RIDE.

**Window Replacement – Park View**

Mr. Capezza stated that bids were opened and awarded to Tower Construction. Had a pre-construction meeting with them on February 3 and let them know what we needed – their bond, their insurance, contract with purchasing, a schedule, a schedule values. Also who their subs are, where the windows are coming from. The biggest issue we met with them on was the air conditioning units and getting the units in all the rooms for the same amount of money. We are negotiating with them and are looking at the windows originally specked and trying to get a cost saving window that meets the specs that RIDE is looking for. Tower is going to try and put together a package where the pluses equal the minuses. Not sure if it will be the same amount. Mr. Traficante asked what the timeline was and Mr. Capezza informed him that they were to start when school let out and be done by the start of school. Mr. Capezza stated that this is a huge project and Tower indicated that they would work in double shifts. Mr. Capezza stated that he would not guarantee this job being completed by the start of school. He did indicate that Tower Construction, during the February break, would go into the school to get field measurements on windows to get

windows ordered. There was some discussion on asking the school committee to set the start of school after Labor Day. Mr. Capezza stated that he did not want this project to dictate the opening of school and that we would have a better idea of the progress mid-summer. Mr. Capezza asked Tower for a list of subcontractors and he stated that they have already narrowed it down to reputable contractors in the state.

#### **Sprinkler Design –CHSW E-Building/Arlington**

Mr. Ripley stated that Arlington and the E-Building are complete. Waiting on final change order so they can get final payment. Mr. Capezza stated that was a credit on the change order and that they were waiting for final papers.

#### **CW Career Center – Interior ADA Improvements Project**

Steve Guglielmo from Saccoccio Associates introduced himself and stated that his company was hired to work on Career and Technical Center's ADA improvements from a study done by RIDE. He stated that all the toilet rooms had to be brought up to code; counter tops, sinks, water fountains, door handles, door swings, divots and a myriad of different issues that are being corrected. The second part of the project that was added to the scope is the exterior envelope of the building. He stated that some of the things they will be doing is EIFS replacement, replacing all windows on the building except for one wing that was replaced by RIDE in 2006, replacing some of the brick and some structural issues, a new ramp to make it ADA compliant and some other different things that we will be doing. The scope of the work has grown since the project was started. There is talk about adding the print shop to this building and adding a welding shop as well. There was discussion in regards to the welding program and what they want to teach. Mr. Guglielmo stated that the welding program they want to start is similar to the one at New England Technology. Mr. Traficanti asked where is the money coming from and both Mr. Collins and Dr. Lundsten stated that it was coming from a grant. Mr. Traficante was concerned about the extra cost of electricity for this program. Dr. Lundsten stated that the monies for this was coming out of a state grant and not the bond. Mr. Collins stated that the ADA work had to be done this summer. Mr. Guglielmo stated that if they could get all the information they need they could most likely go out to bid the end of this month and that they had to make it clear in the specs that the interior work has to get done to get the kids into school and if they had to they could work weekends or after school. The exterior work could be done in the fall. Mr. Draycott asked if the existing windows had any asbestos. Mr. Guglielmo stated no and that he had a report that stated just the floor tiles had asbestos and that this was an alternate to do. He also stated that there were a couple of alternates: replacing floor tiles and the other alternate was to install fire sprinklers on the upper level.

#### **Edgewood Highlands/Oaklawn – Sprinkler RFP**

Mr. Capezza asked Mr. Ripley to give an update. Mr. Ripley stated all the architectural drawings are on CAD and that they are working on a sprinkler design now and within the next couple of weeks will be going to the fire department for approval. Mr. Capezza stated that FFSG was the contractor and this was a design build and should have their building permit well before school starts and may also be able to get some work done during the April vacation. Mr. Ripley stated that they did get clearance from Providence Water and Kent County Water for pressure and the flows are alright.

#### **Other Business**

Dr. Lundsten brought to the table that there were 10 significant bills before the legislature and that there were three school bills, two of which would have a direct impact on this committee. One is that they are going to be looking at the school building construction bond which would benefit us and that we need to keep our eye on that one in case they need people to testify. The other bill is General Infra structure for the entire state and included school buildings and we need to keep an eye on this as well to get it passed as we are dealing with twenty five old buildings. Mr. Traficante stated that this will also include school reimbursement.

Mr. Capezza asked if we were still going forward with the roof over the "B" wing at Cranston High School West. Mr. Collins stated that there was interest in putting solar panels up at Cranston West, but before that could be done the

roof needed to be repaired. The panels are through Newport Renewables and in looking for a municipality Cranston was selected. Dr. Lundsten stated that there was a grant to do this. Dr. Lundsten stated that she contacted the Grant Director and asked him to do a presentation to the School Committee. Mr. Traficante stated that the grant was between \$175,000 and \$225,000 and there would be no cost to the school. Dr. Lundsten stated that they would also include the cost of a structural engineer to make sure the roof was sound and that there was a 25 year life span. Mr. Collins stated the roof repair should have been done earlier and needs to be repaired now. Mr. Capezza stated that we should contact the Mayor about getting this done and also getting the original design resurrected.

There was no further business. Next meeting is scheduled for Wednesday, March 4, 2015 at 5:30 p.m.

Mr. Draycott asked for a motion to adjourn. Mr. Traficante made a motion, Dr. Lundsten seconded, all were in favor. Meeting adjourned.

Respectfully Submitted,

*Margie Chapman*

Recording Secretary